

# **CITY OF HAYWARD**

## **AGENDA REPORT**

AGENDA DATE 01/13/04

AGENDA ITEM 4

WORK SESSION ITEM \_\_\_\_\_

**TO:** Redevelopment Agency Board

**FROM:** Directory of Community and Economic Development

**SUBJECT:** Authorization to Acquire 203 C Street

### **RECOMMENDATION:**

It is recommended that the Redevelopment Agency Board adopt the attached resolutions authorizing the acquisition of 203 C Street and appropriating \$510,000 for this purpose.

### **BACKGROUND:**

In June 2002, letters were mailed to the owners of 12 residential parcels that will, in the future, become part of the implementation of the Cannery Area Design Plan. The letters informed property owners that if they have plans to sell their properties, the Agency would be interested in making them a purchase offer.

In September 2003, the owner of the property at 203 C Street contacted the Redevelopment Agency and indicated his interest in selling the property to the Agency. The Agency then obtained an appraisal of the property by Jim Hausel Appraisal Services, which valued the property at \$500,000. Upon review of the appraisal, staff has agreed to recommend that the appraisal establish the Agency's purchase price. Closing the transaction will cost up to \$10,000 in additional escrow and title fees and other costs to be paid by the Agency.

The property identified on Exhibit A is approximately 25,908 square feet in size and has been improved with a single-family home and a detached, non-conforming rental unit in the rear. The 2-bedroom/1-bath, single-family home was constructed in 1922. Some deferred maintenance can be observed from the exterior but the purchase agreement is subject to a full inspection by the Agency.

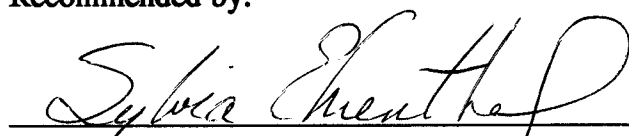
Because this is a voluntary sale of property that was initiated prior to the Agency entering into any agreement for redevelopment of the property, the sellers are not eligible for relocation benefits.

As funds to acquire this property were not included in the adopted 2003-04 budget, Council approval is needed to appropriate funds for this purpose. There are sufficient funds in fund balance. Therefore staff also recommends appropriating \$510,000 to pay for the property, escrow and title fees, and other costs to clear the property.

Prepared by:

  
Maret Bartlett, Redevelopment Director

Recommended by:

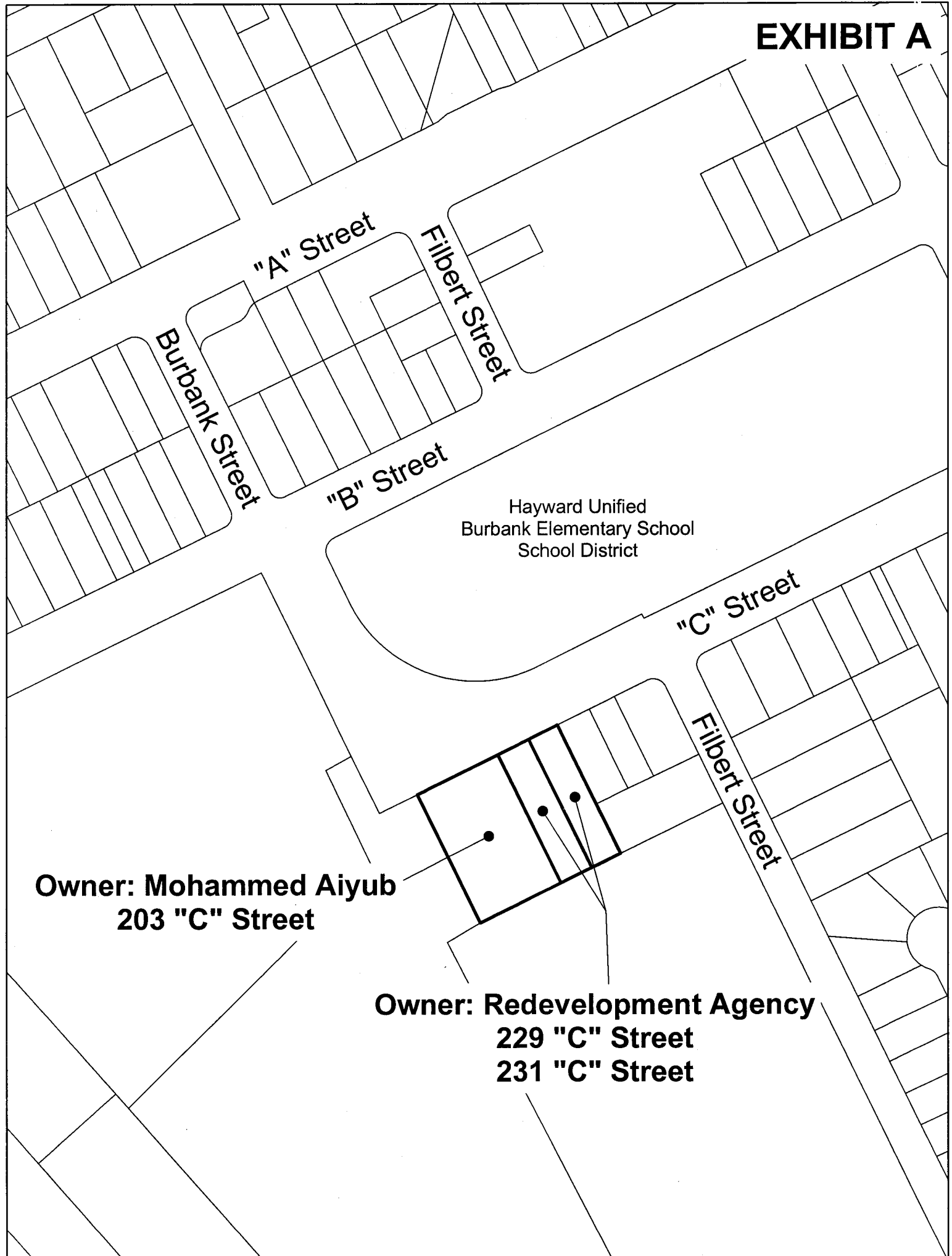
  
Sylvia Ehrenthal, Director of Community  
and Economic Development

Approved by:

  
Jesús Armas, City Manager

Attachments: Exhibit A - Site Map  
Resolutions

# EXHIBIT A



**Owner: Mohammed Aiyub**  
**203 "C" Street**

**Owner: Redevelopment Agency**  
**229 "C" Street**  
**231 "C" Street**

# DRAFT

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## REDEVELOPMENT AGENCY OF THE CITY OF HAYWARD

RESOLUTION NO. RA-03-

Introduced by Agency Member\_\_

### RESOLUTION AUTHORIZING THE ACQUISITION OF 203 C STREET

WHEREAS, the owner of 203 C Street indicated an interest in selling the property to the Redevelopment Agency; and

WHEREAS, the Redevelopment Agency obtained an appraisal of the property, which valued at \$500,000; and

WHEREAS, the property is approximately 25,908 square feet and has been improved with a 2-bedroom/1-bath single family home built in 1922 and a non-conforming rental unit in the rear; and

WHEREAS, the acquisition was not included in the 2002-03 budget and therefore staff recommends appropriation of \$510,000 for purchase of the property, including closing costs, security, maintenance, and other costs to clear the property.

NOW THEREFORE BE IT RESOLVED that the Agency Board of the Redevelopment Agency of the City of Hayward hereby authorizes the acquisition of 203 C Street in the amount of \$510,000.

HAYWARD, CALIFORNIA\_\_\_\_\_, 2004

ADOPTED BY THE FOLLOWING VOTE:

AYES: AGENCY MEMBERS:

CHAIR:

NOES: AGENCY MEMBERS:

ABSTAIN: AGENCY MEMBERS:

ABSENT: AGENCY MEMBERS:

ATTEST: \_\_\_\_\_  
Secretary of the Redevelopment Agency  
of the City of Hayward

APPROVED AS TO FORM:

\_\_\_\_\_  
General Counsel

**DRAFT**

REDEVELOPMENT AGENCY OF THE CITY OF HAYWARD

Q28

RESOLUTION NO. RA- 03-

Introduced by Agency Member \_\_\_\_\_

RESOLUTION AMENDING RESOLUTION NO. RA 03-11,  
THE BUDGET RESOLUTION FOR THE REDEVELOPMENT  
AGENCY OF THE CITY OF HAYWARD FOR FISCAL  
YEAR 2003-2004, RELATING TO A SUPPLEMENTAL  
APPROPRIATION TO BE USED FOR ACQUISITION OF  
THE PREMISES AT 203 C STREET

BE IT RESOLVED by the Redevelopment Agency of the City of Hayward that Resolution No. RA 03-11, the Budget Resolution for the Redevelopment Agency of the City of Hayward for fiscal year 2003-2004, is hereby amended by an appropriation of \$510,000 from the Redevelopment Agency Fund Balance (Fund 451) to be used for acquisition of the premises located at 203 C Street, including closing costs, security, maintenance, and other costs to clear the property.

HAYWARD, CALIFORNIA \_\_\_\_\_, 2004

ADOPTED BY THE FOLLOWING VOTE:

AYES: AGENCY MEMBERS:

CHAIR:

NOES: AGENCY MEMBERS:

ABSTAIN: AGENCY MEMBERS:

ABSENT: AGENCY MEMBERS:

ATTEST: \_\_\_\_\_

Secretary of the Redevelopment Agency  
of the City of Hayward

APPROVED AS TO FORM:

\_\_\_\_\_  
General Counsel